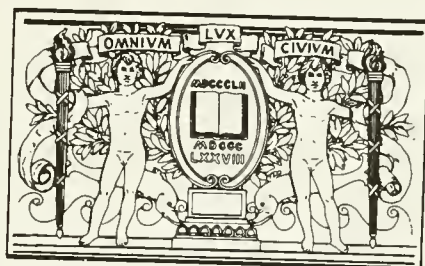


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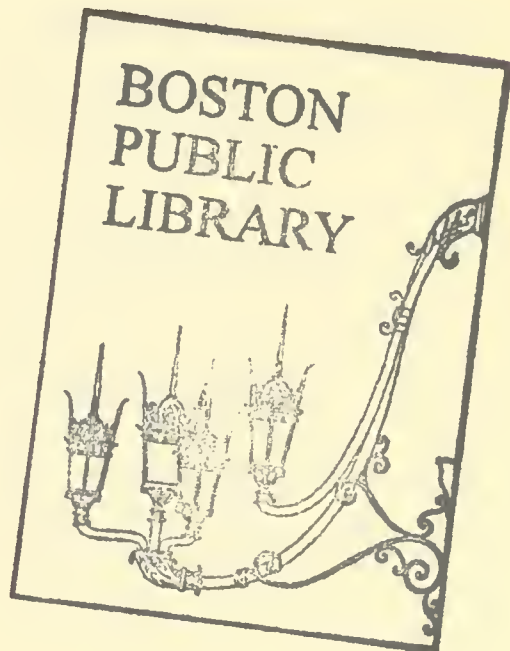
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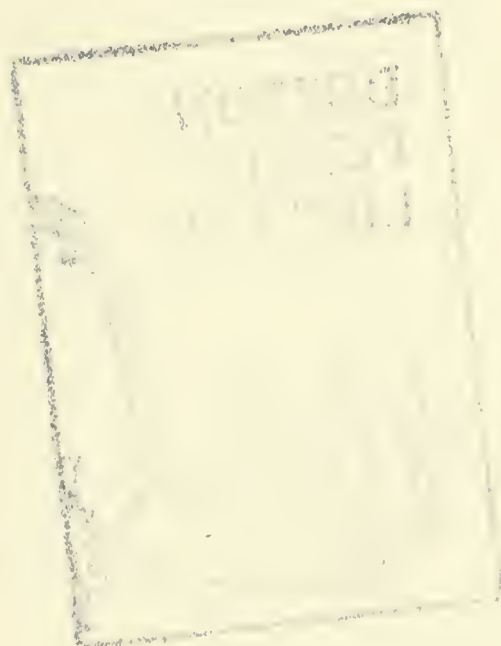
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REPORT OF LAND USE AND BUILDING CONDITION SURVEYS
FOR THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA

Prepared by:
Boston Redevelopment Authority Staff



CBD
B65 R. Rep L
c.1 1963



I. Introduction

This report was prepared by staff members of the Authority under the supervision of the Development Administrator.

It includes a listing of the land use and building condition surveys that were made by staff members and consultants to the Authority, an outline of survey procedures, a statement of the standards employed, and a summary of the results of the several surveys.

II. Background

In 1961 the Authority undertook exterior surveys of land use, building occupancy and building conditions throughout a large part of the City of Boston. The field survey information, statistically integrated with 1961 City of Boston Assessing Department data, formed the research material essential for general planning and for the preparation of the ten General Neighborhood Renewal Plans, including the Downtown area in which the Central Business District is located.

Because of the recognition of the complexity of structures and occupancy and the value and importance of real estate and economic functions within the Downtown area, buildings within this area were surveyed in greater detail than elsewhere in the City and interior inspections were conducted in all buildings where entry was permitted.

The information obtained provided planners and administrators with a comprehensive understanding of the Downtown area as a whole and enabled basic initial decisions to be made—for example, to set project boundaries within the area and to outline proposed priorities and to define scope of renewal activity.

When project planning was undertaken for the Central Business District Project in 1963, more detailed, accurate and timely information was required. Therefore, two major statistical inventories were undertaken—a land use survey and a survey of building conditions. Descriptions of these studies follow.

III. Land Use Survey

A. Survey Procedures

In the period 1963-1964, the Boston Redevelopment Authority staff undertook a comprehensive land use survey of all the properties within the Central Business District Project Area. The survey was carried out according to procedures established by the professional planning staff of the Authority. At that time the economic consultant for the Central Business District outlined specific data requirements to be fulfilled by this survey and advised the Authority on data collection and analysis procedures.

A standard field survey form was developed for recording detailed data on each establishment on a floor-to-floor basis as

well as specific information for each building as a whole throughout the Project Area. Also the form provides for recording all quantitative findings developed by the office research staff.

The attached sample field sheet indicates the range of data items surveyed and collected and includes the following: the number of enterprises or establishments, name and description of each enterprise or establishment, Standard Industrial Classification category, space-using "activities" within each enterprise or establishment (i.e. office, storage, production space, etc.), amount of floor area for each enterprise or establishment and "activity" unit therein, and the amount of vacant space, if any, on each floor.

The observation and collection of field data was limited to "net" floor space. Corridor, elevator shaft, or basement and storage space attributable to normal building operation and maintenance was not subject to inspection and data recording in the field.

For the building as a whole, observed renovation activity was described and located. Also the existence of any passageway, corridor, or open floor access into adjoining buildings was noted and located.

All buildings were entered and examined by the staff of the

Authority with the following exceptions:

- 1) 5 historical buildings;
- 2) 11 vacant (locked and boarded up) buildings;
- 3) City Mart building;
- 4) 3 buildings to which access was denied;
- 5) Approximately 20 Chinese residential buildings;
- 6) 10 city parking garages.

Information on this group of buildings was obtained, as needed, from business directories and other appropriate sources.

Surveyors entered and examined each building in its entirety and recorded information on a floor-to-floor basis. Completed field sheets were periodically rechecked in the field by the supervisory staff to insure that all items were being recorded accurately and in accordance with survey procedures. All survey forms were then reviewed and checked in the office for completeness and internal consistency.

The data was processed and analyzed by the Authority staff to obtain summaries for each building, for each block, and for the entire Project Area. Attached are the summaries for the total Project Area.

The form "Activity by Floor" summarizes all buildings in terms of ten basic space-using activities, and the form "Enterprise by Floor" summarizes building occupancy in terms of detailed economic categories.

In addition, the Project Area was divided into functional subareas. The map illustrating these subareas is included with this report. The extent of each kind of occupancy found in the several subareas was compiled both in terms of the original "activity" and "enterprise" categories and by a system of generalized cross-tabulated categories found useful for planning analysis.

Table I attached to this report summarizes building space use by five generalized occupancy categories.

B. Utilization of Survey Results

Full, detailed, and accurate information was obtained from the Land Use Survey for the use of the Authority and its consultants.

Summary findings of building use by economic categories (Standard Industrial Classification) provided the economic consultant the necessary research base to develop conclusions on the economic role of the Central Business District in relation to the city as a whole and to the metropolitan region.

The statistical summaries have been used to measure the economic activity in various buildings and groups of buildings within the Project Area and to measure current economic activity against future potential. The summaries have also been used to estimate the number of persons employed, the type of employment in various areas, and the resulting demand for public and private facilities by such persons.

Particularly important has been the knowledge gained on both vacancy rates and the location of large amounts of vacant space as an indication of building space marketability and economic return.

Also, the descriptive data on the location, by floor, of various activities or the location of passageways between adjoining buildings was of considerable aid to staff architects in developing building and site design studies.

Finally, of primary and continuing importance were the initial field survey sheets containing complete information on the occupancy of each building. Included were the names and locations of businesses and the amount and type of space used, along with floor and building footage totals. From this basic resource material information about the location of various types of businesses—for example, all the eating and drinking establishments in the Project Area, or all the government offices occupying rented space—was readily available for special studies as needed.

IV. Building Conditions

A. Survey Procedures

A survey of the physical condition of buildings throughout the Project Area was conducted during 1964 and 1965 by the Authority staff and its consultants. The purpose of the survey was to obtain up-to-date information on the actual structural characteristics of the buildings, so as to measure the extent and nature of

building deficiencies within the Project Area. The survey was intended to provide necessary factual data to enable the Authority to consider the eligibility of the Project Area under State and Federal law and to use the results of the survey in deciding on what planning measures should be adopted as part of the urban renewal plan.

Because of the large size, complexity, and variety of types of buildings, the Authority retained the professional engineering firm of Charles T. Main, Inc., of Boston, to conduct building condition surveys of approximately one-half of the buildings within the area. The choice of the buildings to be surveyed by the consultant was based on the surveys undertaken three years previously. Charles T. Main., Inc. carried out its part of the work with the use of professional engineers under the supervision of an officer of the firm.

Members of the Boston Redevelopment Authority staff accompanied the consultant's engineers throughout this survey. Under the supervision of the Project Engineer, these men then carried out interior inspections for half of the remaining buildings within the Project Area.

The attached map shows the buildings which were surveyed by Charles T. Main, Inc., the buildings surveyed by the Authority staff,

and the buildings to which access was denied. In cases where access was denied, an exterior survey was made.

Survey information was recorded on the Building Examination Schedule developed by the Authority. This form was based on forms used by the Authority for non-residential properties in other project areas. Minor additions were made on the advice of Charles T. Main, Inc. in order to meet the unique conditions found in the Downtown area. A copy of this form is attached. The survey form provided for the recording of all pertinent information concerning the type and condition of walls, floors, ceilings, roofs, exits, major mechanical equipment, fire safety fixtures, utilities and other fixtures within all structures.

All buildings for which survey forms were filled out in the 1964-1965 Charles T. Main, Inc. and BRA survey were scored by averaging the scores noted on the forms.

After such numerical scoring took place, the results were checked by the Chief Planner and Chief Architect for the Project to insure that the results obtained from the numerical scoring were consistent with observed conditions and reflected an accurate summary of the building conditions found in the Project Area.

Also, the scoring results were checked by the Chief Planner and Chief Architect to insure that a consistent level of evaluation was employed throughout the survey area by the several persons who inspected the buildings.

It should be noted that the following historic buildings were not examined and, for the purpose of tabulating survey results, were considered to be standard:

The Old State House
The Old South Meeting House
City Hall
St. Paul's Cathedral
The Old Corner Bookstore

B. Survey Standards

The Authority staff established standards for evaluating all buildings within the Project Area. These standards were developed pursuant to federal law and are consistent with standards employed by the Authority in other projects previously undertaken.

All buildings were classified as standard, deficient, or structurally substandard requiring clearance.

A structurally substandard building is one containing two or more "structural defects", or one such "structural defect", plus defects in more than 25% of those "minor items" that were examined and scored.

A deficient building is one containing one "structural defect", or defects in more than 25% of those "minor items" that were examined and scored.

All other buildings are standard.

A defect was found to exist if the item examined was more than 25% deficient. If it was possible to measure the width,

length, area, or surface of the item examined, then the 25% was taken of such width, length, area or surface; otherwise, the 25% was a measure of the degree or intensity of the defect.

If the same item was examined on several floors, the average of the per cents of deficiency given to the condition of such items on each of the floors was used.

"Structural defects" consist of the following:

1. Interior Walls

- (a) Cracks in base material;
- (b) Base material - loose, missing or broken;
- (c) Evidence of leaks.

2. Floors

- (a) Sagging or pitched.

3. Roof

- (a) Roof material - loose, missing or deteriorated;
- (b) Roof - sagging or out of line.

4. Foundations and Basement

- (a) Exterior surface - loose, broken or deteriorated;
- (b) Exterior foundation - deteriorated, sinking or out of line;
- (c) Basement foundation walls - deteriorated;
- (d) Columns or piers - loose, missing, or deteriorated;
- (e) Framing - split or deteriorated.

5. Exterior Walls

- (a) Masonry and joints - loose, missing or deteriorated;
- (b) Other siding - loose, missing or deteriorated;
- (c) Walls out of plumb or line.

Other elements of a building as listed on the Building Examination Schedule were considered to be "minor items".

In addition, utilities were examined for plumbing, heating, electrical and fire code violations.

C. Survey Results

Pursuant to the standards described above, 234 (35.3 percent) buildings were graded "standard", 235 (35.4 percent) were graded "deficient", and 194 (29.3 percent) were graded "substandard".

Building condition was based on a maximum of 135 separate ratings in 29 categories (see attached survey form).

Of the 474 buildings for which interior surveys were made, the following had one or more defects in the structural items indicated:

- | | | |
|---|----|---------|
| 1. <u>Interior Walls</u> (cracks in base material; base material loose, missing, or broken; evidence of leaks) | 65 | (13.7%) |
| 2. <u>Floors</u> (sagging or pitched) | 48 | (10.1%) |
| 3. <u>Roof</u> (sagging or out of line; material loose, missing, or deteriorated) | 93 | (19.6%) |
| 4. <u>Foundations and Basement</u> (inside or outside surface loose, broken, or deteriorated; foundations deteriorated, sinking, or out of line; basement columns or piers loose, missing, or deteriorated; basement framing split or deteriorated) | 81 | (17.1%) |
| 5. <u>Exterior Walls</u> (masonry and joints or other siding material loose, missing, or deteriorated; walls out of plumb or line) | 87 | (18.4%) |

Other results of the building condition survey are as

follows:

128	(27.0%)	had defective, inadequate, or deteriorated <u>plumbing</u> .
75	(15.8%)	buildings had <u>elevators</u> that were obsolete or defective.
175	(36.9%)	buildings had exposed <u>wiring</u> or other defects in the electrical system.
100	(21.1%)	buildings had inadequate or unsafe <u>boiler rooms</u> or <u>heating systems</u> .
26	(5.4%)	buildings had inadequate <u>fire protection</u> .

The above findings, relative to the above group of 474 buildings, were representative of all buildings within the Project Area.

Owner M. Brown, Jr.
 Address 125 Lincoln St

Bldg. Name Colonial Bldg.
 Bldg. Address 125 Lincoln St

Fl.	Establishment	#E	Enterprise Description	SIC	Act.	%Fl.	Fl.	Bldg. Sq. Footage Total	Vacant	%
	H. E. Investment Co.	1	Misc. Bus. Service	721	A	10		1,200		
	North End Co.	1	Tax Consultants	887	A	10		1,200		
	Dr. B. Brown	1	Dentist	802	A	10		1,200		
	Specialty Shop	1	Women's Clothes	562	B	30		3,600		
			(Storage)		D	20		2,400		
	John's Shoes	1	Shoe Store	566	D	20		2,400		
2							2	12,000		
	Specialty Shop		Women's Clothes	562	B	50		6,000		
	John's Shoes		Shoe Store	566	D	20		2,400		
	Sumach Bar	1	Restaurant	581	B	10		1,200		
	White's Drugs	1	Drug Store	517	B	10		1,200		
	Quality Shop	1	Card Shop	519	B	5		600		
	Vacant			00	C	5		600	600	5
1							1	12,000		
	Wholesale Distributor	1	Jewelry (retail)	517	B	30		2,640		
			(repair shop)		C	10		880		
	"Coffee and Shop"	1	Restaurant	581	B	30		2,640		
	Barber	1	Barber Shop	724	C	10		880		
	Wet Lane	1	Women's Hats	563	B	20		1,760		
B							B	8,800		
		12	TOTAL					32,800	600	18

Parcel Area 12,141

Renovation Activity: First Floor*
 (none _____)

Setback:
 (none _____)

B/1 2 3 4 5 6 7 8 9 10 _____

Floor Access: (to Bldg. 12) B 1 2 3 4 5 6 7 8 9 10 _____
 (none _____) B 1 2 3 4 5 6 7 8 9 10 _____
 B 1 2 3 4 5 6 7 8 9 10 _____

Additional Comments: *vacant space being painted and prepared for retail sales type use.

Note: Basement space functions as first floor on Green St. First floor appears to be second, etc.

Block 587 Bldg. 13, Page 1 of 1

Project Total 2

Floor	OO	A	B	C	D	E	F	G	H	I	Row
	Vacant	Office	Store	Shop	Storage	Goods Prod.	Assemb Rec.	Food Consp	Resid.	Vehic. Pkg.	Totals
14		129,235				3,165			62,300	3,311	178,700
13		161,500				21,300			62,300	6,300	191,400
12	10,030	124,010		2,570	4,240	5,400	18,120		62,300	12,600	239,300
11	225	309,555		1,570	11,410	8,500	1,600	3,150	83,900	12,600	478,100
10	3,375	424,420	1,650	11,110	10,250	19,995	3,200		108,900	12,600	623,100
9	44	441,500	32,175	10,735	21,020	40,290	16,300	13,500	111,300	42,500	773,400
8	1,000	511,100	58,230	17,720	22,000	64,030	13,550	5,000	114,800	9,300	1,044,600
7	1,000	522,735	72,630	12,485	52,005	22,320	28,210	5,200	123,000	11,500	1,207,190
6	1,000	608,015	106,685	43,760	287,140	183,590	30,455	33,160	124,980	11,500	1,778,290
5	23	70,000	70,815	51,500	313,700	637,100	74,550	1,940	152,150	11,500	2,532,115
4	303,145	211,476	405,825	54,405	464,445	338,035	115,800	13,400	173,900	173,900	2,949,015
3	325,575	920,335	416,015	72,125	432,195	335,310	185,960	43,205	123,840	200,000	3,164,970
2	303,420	127,546	523,115	50,420	404,259	280,930	283,715	73,400	108,905	181,910	3,327,620
1	12,947	11,345	2,100	4,800	1,000	920	313,491	5,000	25,695	183,805	365,725
		391,819	1,944,805	75,195	252,051	75,850		473,012			365,720
B	1,000	106,276	22,575	25,030	944,420	116,244	86,915	86,435	7,900	27,000	2,036,890
SB		18,555	77,840	1,440	77,020		13,650	3,500		5,500	233,880
T	1,944	852,921	3,523,100	445,570	3,216,570	1,918,859	1,123,281	776,842	151,370	1,353,105	12,416,690
OO		A	B	C	D	E	F	G	H	I	

Project: CRD Assess. Blk
Sub-Area TOTAL BRA Bldg.

[illegible]

CRD Total 2

Use Base	1	2	3	4	5	6	7	8	9	10	Total	
0 Vacant	143											0
01-14 Ag. Ing.	150,847	303,420	365,515	323,645	323,715	162,915	96,425	74,810	44,530	30,975	1,994,777	01-14
15-17 Const.	5,680	11,750	4,900	6,870	4,440	1,330	180	3,160	3,470	2,200	1,995	15-17
19-39 Manuf.	101,770	268,010	387,560	388,770	367,945	307,060	113,420	105,035	72,085	68,955	2,391,815	19-39
40-49 Util.	123,579	117,410	69,200	55,510	90,290	49,230	49,270	46,080	27,600	21,700	755,319	40-49
50 Wholesale	471,095	316,205	356,225	333,400	220,520	132,390	66,880	50,270	30,575	15,870	2,340,130	50
52-59 Retail	169,191	88,175	678,600	614,680	521,950	348,395	174,620	124,510	80,710	28,455	6,216,431	52-59
52 Hard.	37,375	11,700	14,700	11,700	800	287,000	157,700	975	—	—	111,695	52
*53 G.Mrch.	513,350	438,280	423,425	413,030	355,590	—	—	100,075	73,300	25,500	3,573,250	*53
54 Food	27,915	23,620	3,450	—	—	—	—	640	—	—	37,845	54
55 Auto	5,575	600	—	—	—	—	—	—	—	—	6,475	55
*56 Apparel	36,427	205,425	186,720	127,800	109,515	28,580	10,710	10,070	7,370	2,425	10,78,782	*56
*57 Furn.	71,665	37,130	37,900	26,350	15,050	5,460	5,100	5,100	—	—	227,820	*57
58 Elect. Dr.	423,420	23,120	27,420	27,720	6,340	2,855	—	—	—	—	800,074	58
59 Misc.	246,640	77,600	41,375	29,070	34,450	24,440	4,110	7,450	1,140	—	620,530	59
*G.A.F. Sales										*G.A.F.	(4,678,852)	
60-67 F.I.R.	346,781	827,790	368,455	226,305	233,750	197,615	150,840	116,295	141,750	158,885	2,898,746	60-67
70-89 Serv.	653,997	813,945	868,400	793,900	605,950	478,700	467,905	403,540	335,970	235,520	6,500,127	70-89
70 Hotel	64,653	100,115	124,770	135,170	124,150	117,000	117,705	110,440	106,300	104,800	1,441,322	70
72 Pers.	56,470	64,830	57,925	34,070	32,315	23,060	13,175	7,785	33,035	6,545	364,295	72
73 Bus.	6,352	84,180	75,750	77,495	55,835	20,610	28,915	21,275	440	18,030	409,380	73
75-76 Repair	28,970	200,950	326,045	193,550	136,070	106,975	105,130	93,170	45,210	13,100	1,446,005	75-76
78-79 Rec.	190,830	88,150	119,070	86,950	49,060	6,150	1,800	2,600	71,900	45,640	676,650	78-79
81 Legal	4,150	22,210	48,370	61,480	68,020	75,715	85,925	74,020	71,900	45,640	652,190	81
82-86 Inst.	45,350	130,340	138,575	112,835	61,630	63,140	27,000	49,730	32,780	13,820	839,210	82-86
89 Misc.	26,220	38,750	98,865	71,480	50,870	67,030	59,325	44,520	45,555	34,030	671,075	89
88 Resid.	19,225	56,650	63,150	28,320	3,900	2,880	—	—	—	—	177,605	88
91-94 Gov.	83,025	121,965	123,905	136,635	120,910	99,170	105,580	70,900	31,700	57,440	1,508,540	91-94
Column Total	3,656,724	3,327,620	3,164,970	2,969,015	2,522,115	1,778,280	1,227,190	1,044,140	773,400	623,110	24,668,695	Total
Use Base	1	2	3	4	5	6	7	8	9	10		

	0	01-14	15-17	19-39	40-49	50	52-59	52	*53	54	55	*56	*57	58	59	60-67	70-89	70	72	73	75-76	78-79	81	82-86	89	88	91-94	Total
0 Vacant																												
01-14 Ag.Mng.																												
15-17 Const.																												
19-39 Manuf.																												
40-49 Util.																												
50 Whsale																												
52-59 Retail																												
52 Hard.																												
*53 G.Mrch.																												
54 Food																												
55 Auto																												
*56 Apprl.																												
*57 Furn.																												
58 Eat-Dr.																												
59 Misc.																												
*G.A.F.Sales																												
60-67 F.I.R.																												
70-89 Serv.																												
70 Hotel																												
72 Pers.																												
73 Bus.																												
75-76 Repair																												
78-79 Rec.																												
81 Legal																												
82-86 Inst.																												
89 Misc.																												
88 Resid.																												
91-94 Gov.																												
Column Total																												

BOSTON REDEVELOPMENT AUTHORITY
Downtown GNRP, Land Use Survey

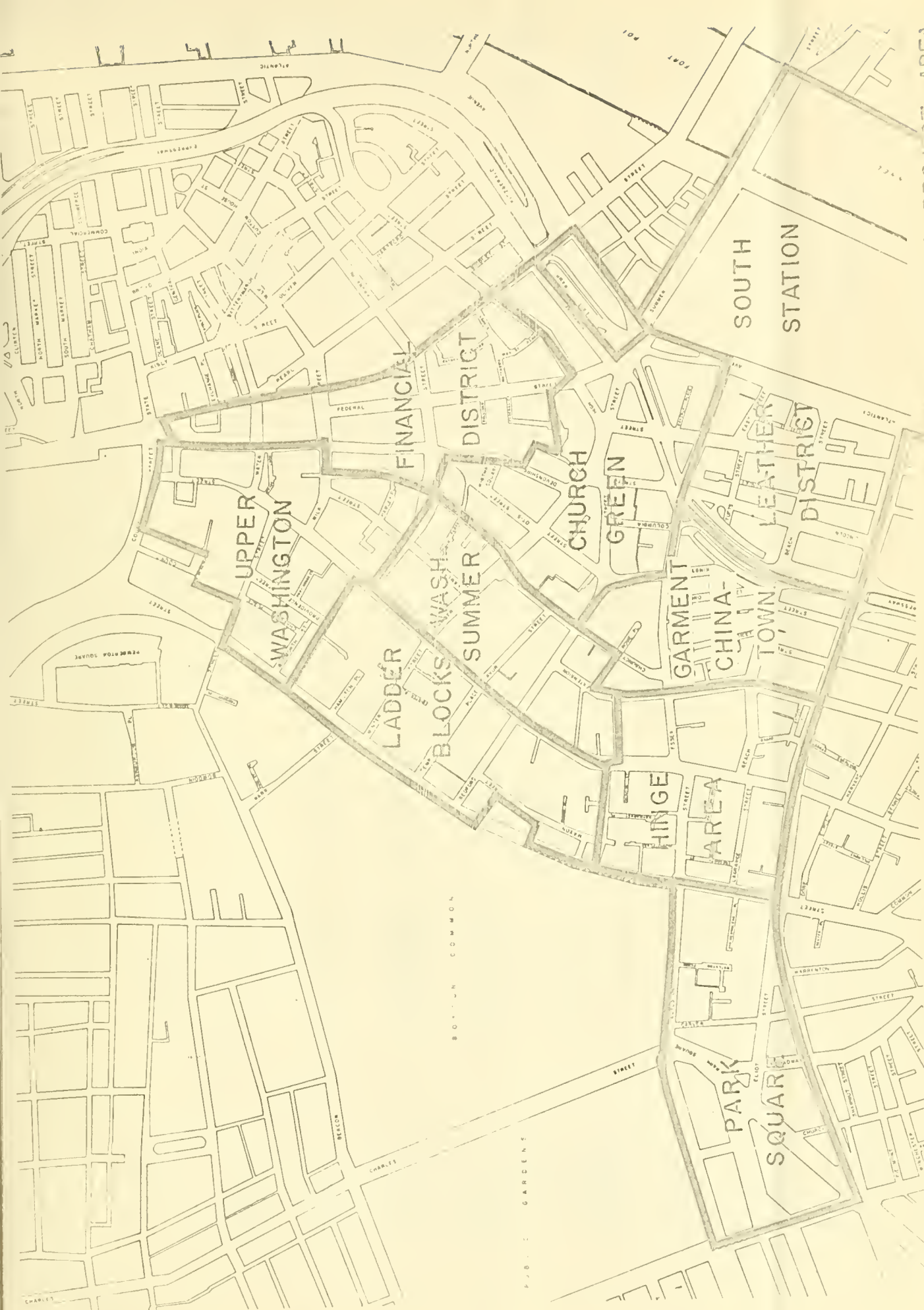
Enterprise by
Floor

Project CD
Sub-Area Total

Assess. Bldg. _____
BRA Bldg. _____
(Pg. 3 of _____)

CBD Total 72

[illegible]



BOSTON REDEVELOPMENT AUTHORITY

CENTRAL BUSINESS DISTRICT PROJECT AREA

SUBAREAS

CBD 201

TABLE I

BUILDING SPACE USE

GENERALIZED OCCUPANCY CATEGORIES

Areas	Total Sq. Ft.	Retail Sales	Service Retail	Office	Other	Vacant
Upper Washington	2,573,735	500,655	541,945	994,690	296,760	239,685
Ladder Blocks	2,720,840	1,315,550	306,320	548,535	320,375	230,060
Washington Sumner	3,111,200	2,747,635	208,260	43,435	40,220	71,600
Church Green	2,695,410	361,665	506,360	632,735	831,175	363,475
Financial District	3,983,200	118,330	100,980	3,137,670	578,785	47,435
Garment Chinatown	1,823,610	80,480	115,440	551,675	815,615	260,400
Hinge Area	2,743,330	178,105	747,250	399,045	1,104,225	314,705
Park Square	2,694,530	215,062	1,530,786	309,251	496,319	143,112
Leather District	2,213,540	7,520	245,155	1,144,760	509,380	306,725
Total	24,559,395	5,525,002	4,302,496	7,761,846	4,992,854	1,977,197

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